114.0	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,900 /	772,900
					USE VALUE:	772,900 /	772,900
					ASSESSED:	772,900 /	772,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZENK DAVID C/ETAL	
Owner 2:	POTTER JULIA L	
Owner 3:		
Street 1:	96 EDMUND ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1612 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	381,900	2,500	388,500	772,900
Total Card	0.103	381,900	2,500	388,500	772,900
Total Parcel	0.103	381,900	2,500	388,500	772,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.47 | /Parcel: 479.47

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,900	2500	4,500.	388,500	772,900		Year end	12/23/2021
2021	101	FV	370,900	2500	4,500.	388,500	761,900		Year End Roll	12/10/2020
2020	101	FV	371,000	2500	4,500.	388,500	762,000	762,000	Year End Roll	12/18/2019
2019	101	FV	280,600	2500	4,500.	394,100	677,200	677,200	Year End Roll	1/3/2019
2018	101	FV	280,600	2500	4,500.	294,100	577,200	577,200	Year End Roll	12/20/2017
2017	101	FV	280,600	2500	4,500.	266,400	549,500	549,500	Year End Roll	1/3/2017
2016	101	FV	280,600	2500	4,500.	255,300	538,400	538,400	Year End	1/4/2016
2015	101	FV	265,600	2500	4,500.	216,500	484,600	484,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8895

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASINARI ELEANOR	26596-407		8/20/1996		170,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2006	968	Add Bath	52,000	C		G8	GR FY08	FIN ATTICK W/ BEDR
8/9/2002	661	Porch	1,000	C				REPAIR PORCH
3/13/2002	150	Redo Kit	14,650	C				REMODEL KITCHEN &

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	BS	Barbara S
3/19/2009	Meas/Inspect	189	PATRIOT
5/27/2008	Permit Visit	BR	B Rossignol
3/20/2000	Inspected	263	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

USER DEFINED

User Acct	73397
GIS Ref	
GIS Ref	
Insp Date	08/13/18
!8895!	

PRINT

Date	Time
12/30/21	08:07:04

LAST REV

Date	Time
08/30/18	18:58:27
apro	

Prior Id # 1:	73397
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	388,499	Spl Credit		Total:	388,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30136466
Const Adj.:	0.98990101
Adj $ / SQ:	173.910
Other Features:	92250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428125
Depreciation:	46238
Depreciated Total:	381888

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

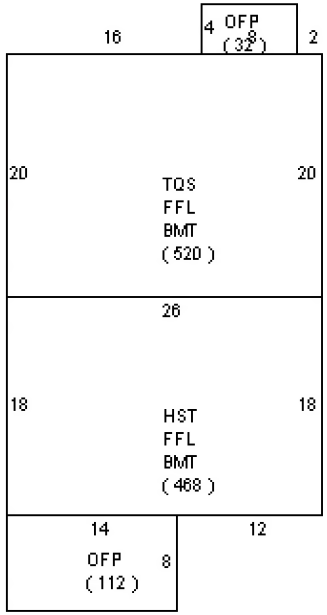
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.91
Special Features:	0	Val/Su Net:	139.18
Final Total:	381900	Val/Su SzAd	236.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	52.170	51,547
FFL	First Floor	988	173.910	171,823
TQS	3/4 Story	390	173.910	67,825
HST	Half Story	234	173.910	40,695
OFP	Open Porch	144	27.680	3,985

Net Sketched Area:	2,744			Total:	335,875
Size Ad	1612	Gross Area	3108	FinArea	1612

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

114.0-0007-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	F	FR	1930	24.86	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	Total: 2,500